



ZONING BOARD OF APPEALS MEETING AGENDA REGULAR MEETING

500 W. Big Beaver
Troy, MI 48084
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David Lambert, Chair, and Allen Kneale, Vice Chair
Michael Bartnik, Glenn Clark, Kenneth Courtney
William Fisher, Thomas Strat

August 16, 2011

7:30 P.M.

Council Chamber

1. ROLL CALL
2. APPROVAL OF MINUTES – July 19, 2011
3. POSTPONED ITEMS
 - A. VARIANCE REQUEST, JEFF GLASER, OUR CREDIT UNION, 6693 ROCHESTER – A variance from the requirement that a 6 foot high obscuring wall be provided to the residentially zoned properties north of the subject location.

SECTION: 39.10.01
 - B. VARIANCE REQUEST, MINAL GADA AND ASHISH MANEK, 4820 LIVERNOIS – In order to split the subject parcel into 3 separate parcels, a 15 foot variance to the required 100 foot lot width requirement for 2 of the proposed parcels.

SECTION: 30.10.02
 - C. VARIANCE REQUEST, AIDA AND SARMAH HERMIZ, 6763 DONALDSON ROAD – In order to construct a 2965 square foot garage addition to the existing house, a 1685 square foot variance to the requirement that the area of an attached accessory building (garage) shall not exceed 75 percent of the ground floor footprint of the living area of the dwelling. 75 percent of the ground floor footprint of the living area is 1952 square feet.

SECTION: 7.03 (B) (b)

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

4. HEARING OF CASES

- A. **VARIANCE REQUEST, ANGELINA AND BESNIK GOJKA, 2420 W. SQUARE LAKE ROAD** – In order to allow 10 adult foster care residents, a 27 square foot variance to the requirement that the land parcel be at least 40,000 square feet in area. Adult foster care small group homes are required to have at least 4,000 square feet of lot area per adult, excluding employees and/or caregivers. The subject property measures 39,973 square feet.

SECTION: 6.02 (B) (2)

5. COMMUNICATIONS

6. PUBLIC COMMENT

7. MISCELLANEOUS BUSINESS

Draft Rules of Procedure

City Attorney comments on variance standards

8. ADJOURNMENT

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